Dear Neighbour,

We invite you to attend the second Community Consultation Session on the proposed design for Hyegrove, Northbridge *by* Hyecorp.

We understand the sensitivity of developing within local communities and are continuing community consultation to give our neighbours and interested stakeholders the opportunity to provide feedback, stay informed and share concerns as part of the planning and design process



Heart of Willoughby - Hyegrove, HyeCare and Club Willoughby

The community consultation will cover:

1. What you told us during community consultation session 1 and in the community survey.
2. The architectural and landscape plans for the proposed development.
3. Findings from our specialist traffic and parking investigations.
4. Construction management approach (subject to SSDA approval).
5. The Project timeline & next steps.
6. Q&A discussion.

This newsletter provides details of the upcoming Community Consultation and how to register. We look forward to hearing your feedback.

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Thank you to everyone who has shared feedback on the proposal. We have compiled responses to the questions most commonly raised by the community, which are available on the UrbanTalk project listing.

To access the FAQs, scan the QR code or visit:

urbantalk.com.au/projects/hyegrove-northbridge/

LEARN MORE

Scan the QR code to learn more about the project, upcoming events and how to get involved.

info@urbantalk.com.au

1800 828 255

(if the line is unattended, please leave your details and we will be back in touch within 48 hours)

Disclaimer.
Hyecorp Property Group (HPG General Pty Ltd) ABN 53 158 946 331, located at Level 2/67 Albert Avenue Chatswood 2067, is currently preparing a state significant development application which is listed on the NSW Government Planning Portal as SSD 133619488. This newsletter has been authorised by HPG General Pty Ltd to provide you with information about the Hyegrove, Northbridge *by* Hyecorp seniors living and aged care development. The proposal is subject to statutory assessment and government approvals. The information in this communication is provided in good faith and believed to be correct as of 28th October 2026.

HYEGROVE

NORTHBRIDGE



COMMUNITY PRESENTATION

Important information about the proposed Seniors Living and Aged Care Development (Hyegrove, Northbridge *by* Hyecorp) at 86 – 104 Sailors Bay Road and 7–17B Baringa Road, Northbridge.

TUESDAY 10 NOVEMBER 2026 | 6–8PM

Jacaranda Room, Level 2

Club Willoughby

26 Crabbes Avenue, Willoughby

HYECORP

Project Update

THE PROJECT AT A GLANCE

Located in the heart of Northbridge, the site comprises the amalgamation of 16 properties to create a landholding of approximately 7,963m² in area with frontages to Sailors Bay Road and Baringa Road, Northbridge.

Hyegrove, Northbridge *by* Hyecorp will encompass three buildings up to 8 storeys in height accommodating:

- Independent living units
- Residential aged care accommodation
- Residential aged care amenities and services
- Non-residential uses at the site's Sailors Bay Road frontage

A series of design and landscape principles have been formulated to guide the design thinking and determine the most appropriate architectural solution. At our 10 November 2026 community consultation session, the project architects DKO will present the architectural scheme that has evolved. The design incorporates the community feedback we received as well as specialist advice from the NSW Government Architect, Willoughby City Council, the NSW Department of Planning, Housing and Infrastructure and Transport for NSW.

COMMUNITY CONSULTATION FEEDBACK

At our September Community Consultation Session 1, a community survey was completed by participants. It enabled us to listen and to understand community concerns and areas of interest.

Key findings from the survey included:

- 60% of respondents believe the proposed Hyegrove, Northbridge *by* Hyecorp development would provide benefits to the local area.
- Traffic access to Baringa Road, the scale of the development within the Baringa Road streetscape, and the provision of on-site parking were identified as the most important design considerations.
- Preferred ground floor uses included cafes, followed by medical suites and restaurants.
- Most respondents agreed that Northbridge needs contemporary seniors housing and residential aged care accommodation.
- Most respondents either expressed support for, or were neutral towards, the proposal if vehicle access was provided via Sailors Bay Road.

At our November consultation session we will talk further about these findings and how they have been addressed in the design.



THE PROJECT STATUS

The project has been declared State Significant Development (SSD) and will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI). The project is in the design stage. **The Development Application has not been lodged, and there are no approvals in place.**

While not directly responsible for the assessment of the application, Willoughby City Council remains an important stakeholder in the decision-making process and Hyecorp is consulting with the Council as we progress our plans.

PROJECT TIMELINE

SEPTEMBER 2025	First Nations Walk on Country
APRIL 2026	Concept Design (design brief established)
29 JUNE 2026	State Significant Development (SSD) Scoping Report Submitted to the NSW Government (updated 01 September 2026)
21 JULY 2026	NSW Government Planning Requirements (called SEARs) were Issued and then updated on 14 September 2026
01 SEPTEMBER 2026	Community Consultation Session 1
24 SEPTEMBER 2026	State Design Review Panel (SDRP) with Government Architect
10 NOVEMBER 2026	Community Consultation Session 2
MID DECEMBER 2026	Proposed lodgement of State Significant Development Application (SSDA)
EARLY 2027	NSW Government notifies and publicly exhibits the SSDA (public submissions are sent to the NSW Department of Planning, Housing and Infrastructure)

If the SSDA is approved, we anticipate construction would commence in 2028.


Hyegrove Willoughby Lobby and Concierge

Join us for our November Community Presentation

We invite you to join us for an update on the plans for Hyegrove, Northbridge *by* Hyecorp. Hear more about our vision for the community, learn about the plans and gain further insight into the proposed development.

TUESDAY 10 NOVEMBER 2026 | 6–8PM

Jacaranda Room, Level 2
Club Willoughby
26 Crabbes Avenue, Willoughby

Light refreshments provided.
We look forward to welcoming you.

REGISTRATION IS ESSENTIAL.
Please scan the QR code on the back page or register at
urbantalk.com.au/projects/hyegrove-northbridge

A recording of the presentation will be available on the UrbanTalk project listing following the event for those unable to attend.
To arrange an additional project briefing, please contact the project team via the UrbanTalk 1800 number or email.


Hyegrove Willoughby Pool


Hyegrove Willoughby Rooftop